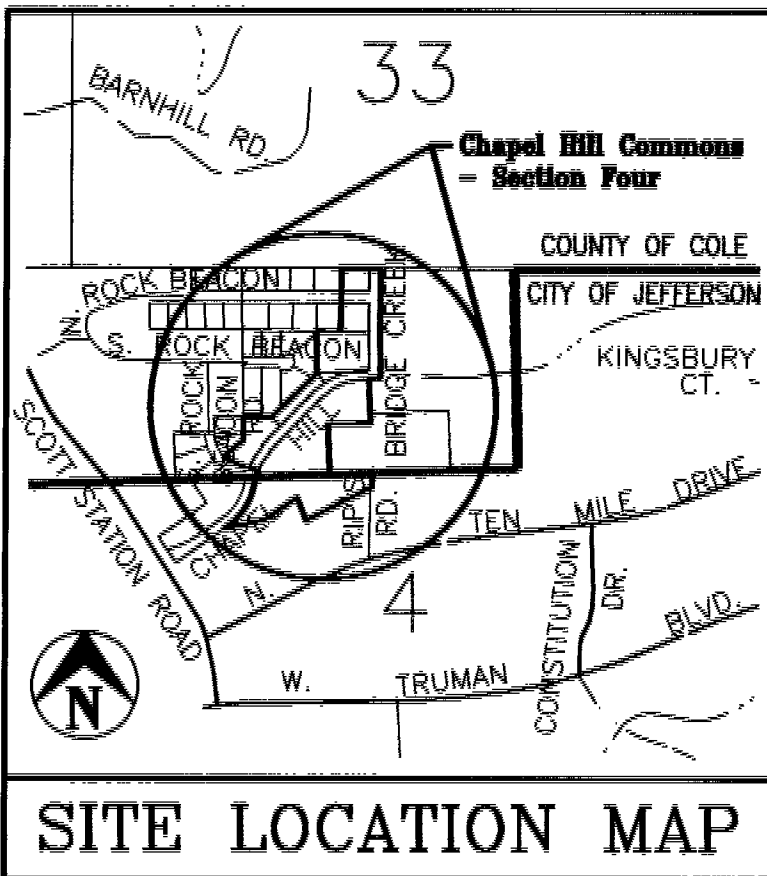


CHAPEL HILL COMMONS - SECTION FOUR

A Replat of part of Lot 6 of Dix Acres Section Two (Plat Book 11, page 719)
and part of Fractional Section 4, T44N, R12W, Cole County, Missouri

ZONED: M-1 Reserved Tract B (Jefferson City Limits) - Medium Density Residential: Lots 28, 29, 30, 31 and 32 (Cole County)
TOTAL AREA: 11.11 ACRES



BOUNDARY DESCRIPTION

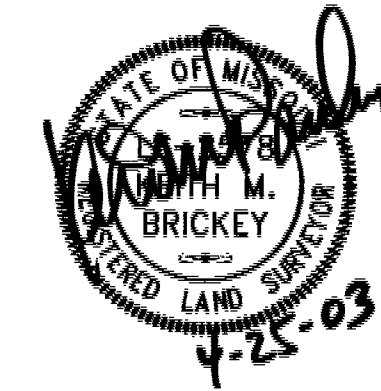
A Replat of part of Lot 6 of Dix Acres Section Two, a plat of record in Plat Book 11, page 719, Cole County Recorder's Office and part of Fractional Section 4, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 11 of Chapel Hill Commons Section Two, as per plat of record in Plat Book 12, page 258, Cole County Recorder's Office, said corner also being a point on the northerly line of a tract described by deed of record in Book 440, page 439. Cole County Recorder's Office; thence N88°17'31"E, along the northerly line of said tract described in Book 440, page 439, 144.85 feet; thence S01°48'00"E, 121.98 feet; thence N88°16'07"E, 60.00 feet; thence S01°48'00"E, 451.26 feet; thence S85°49'02"W, 58.92 feet; thence S04°10'58"E, 233.73 feet to a point on the boundary of the aforesaid tract described in Book 440, page 439; thence along the boundary of said tract described in Book 440, page 439, the following courses: S86°28'35"W, 220.08 feet; thence S04°10'58"E, 260.02 feet to the Quarter Section Line; thence N86°28'35"E, along the Quarter Section Line, 220.08 feet; thence S04°10'58"E, 75.57 feet; thence S62°06'22"W, 191.29 feet; thence S67°49'52"W, 193.95 feet; thence N23°45'45"W, 128.46 feet; thence S52°54'07"W, 205.46 feet to the southeasterly corner of a tract described by deed of record in Book 444, page 776, Cole County Recorder's Office; thence leaving the boundary of said tract described in Book 440, page 439, 576°37'55"W, along the southerly line of said tract described in Book 444, page 776, 212.50 feet to the boundary of Chapel Hill Commons Section Three, as per plat of record in Plat Book 12, page 314, Cole County Recorder's Office; thence along the boundary of Chapel Hill Commons Section Three the following courses: N52°54'07"E, 18.73 feet; thence northeasterly, on a curve to the left having a radius of 335.00 feet, an arc distance of 275.84 feet, (the chord of said curve being N29°19'50"E, 267.93 feet); thence northeasterly on a curve to the right having a radius of 285.00 feet, an arc distance of 64.47 feet, (the chord of said curve being N12°14'23"E, 64.34 feet); thence N77°19'19"W, 89.09 feet; thence northwesterly on a curve to the right having a radius of 185.00 feet, an arc distance of 102.89 feet, (the chord of said curve being N61°23'20"W, 101.57 feet; thence N49°29'58"E, 128.61 feet; thence N02°53'00"W, 122.65 feet to the boundary of Chapel Hill Commons Section Two, as per plat of record in Plat Book 12, page 258, Cole County Recorder's Office; thence leaving the boundary of Chapel Hill Commons Section Three and along the boundary of Chapel Hill Commons Section Two the following courses: N86°16'07"E, 145.50 feet; thence N43°52'42"E, 326.53 feet; thence N01°43'53"W, 222.90 feet; thence N89°29'13"E, 125.03 feet; thence N01°43'53"W, 150.91 feet; thence N01°48'00"W, 60.00 feet; thence N43°53'53"W, 122.04 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of Larry Harness, Managing Member of L & L Properties/Design, L.L.C., a survey and subdivision was made, under my personal direction regarding the above described property, and that the results of said survey are represented correctly on this plat, and that said survey was executed in accordance with the current requirements of the standards for a Suburban Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

In Witness whereof I have hereunto set my seal and signature this 25th day of April, 2003.



Keith M. Brickey, MO R.L.S. 2578

OWNERS CERTIFICATE

Know all men by these presents, that we, the undersigned, being the owners of the tract of land described in the foregoing property description, have caused said tract to be surveyed and subdivided into lots, and the sizes thereof are fully and truly set forth, and the undersigned do hereby dedicate to the public for public use forever, all easements and right-of-ways (not presently of record), as shown on this plat, which shall be known as CHAPEL HILL COMMONS SECTION FOUR.

All taxes due and payable against said property have been paid in full.

In testimony whereof, L & L Properties/Design, L.L.C., a Missouri Limited Liability Company, the said party of the first part, has caused these presents to be signed by its Managing Member this 7 day of May, 2003.

L & L Properties/Design, L.L.C., a Missouri Limited Liability Company

Larry Harness, Managing Member

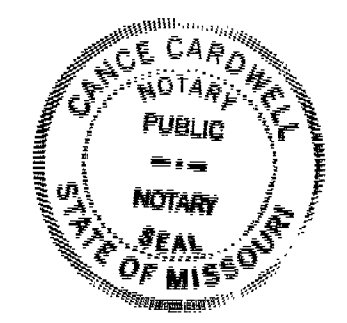
STATE OF MISSOURI)
) ss

COUNTY OF COLE)
On this 7 day of May, 2003, before me personally did appear the above signed, to me personally known, who being by me duly sworn did say that he is the managing member of L & L Properties/Design, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its members, and said above signed acknowledged said instrument to be the free act and deed of said limited liability company.

In Witness whereof, I have hereunto set my hand and affixed my seal this 7 day of May, 2003.

My Commission Expires: 12-30-03

Cance Cardwell
Cance Cardwell
Notary Public, Cole County

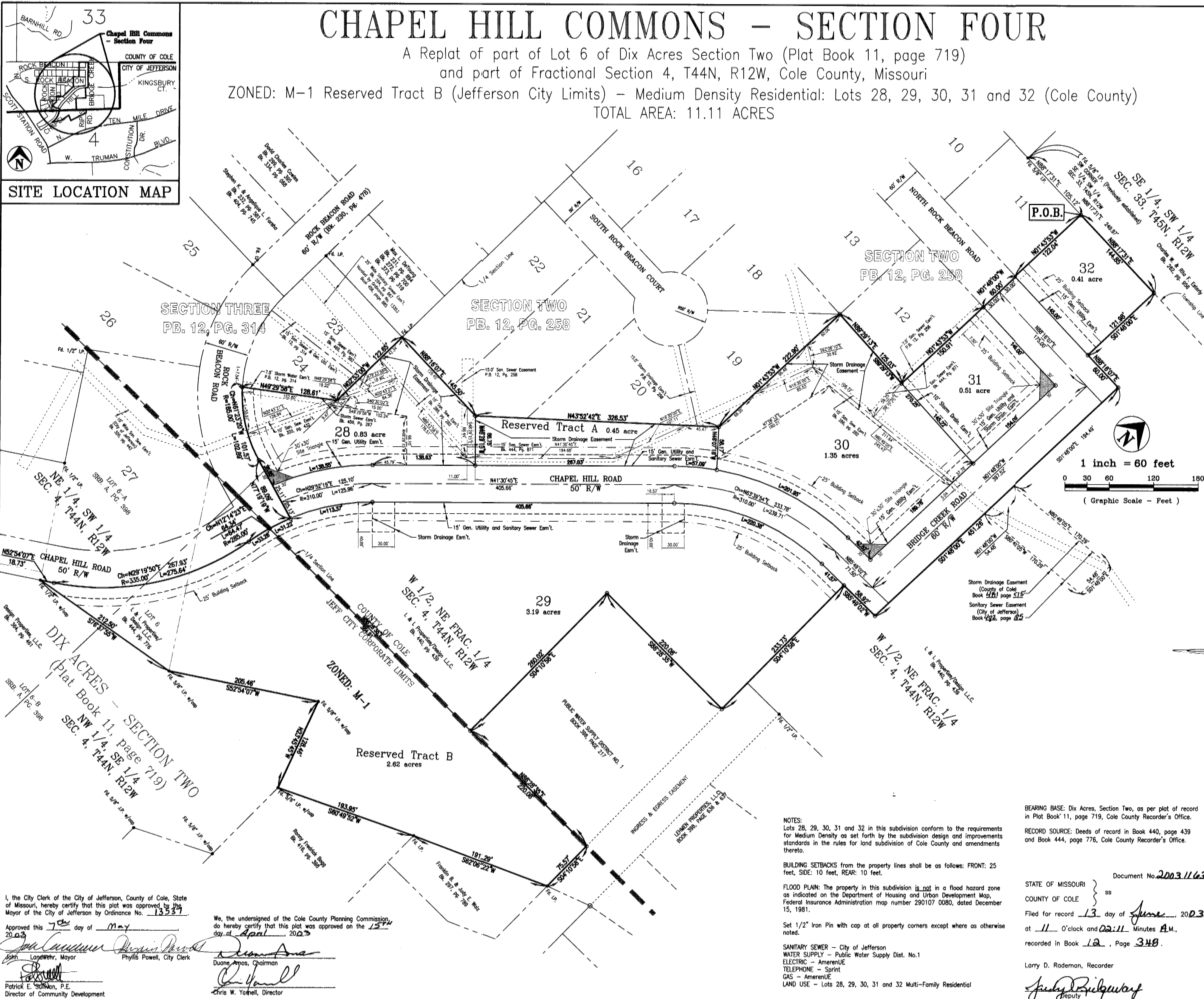


BEARING BASE: Dix Acres, Section Two, as per plat of record in Plat Book 11, page 719, Cole County Recorder's Office.
RECORD SOURCE: Deeds of record in Book 440, page 439 and Book 444, page 776, Cole County Recorder's Office.

Document No. 2003 11639
STATE OF MISSOURI)
COUNTY OF COLE) ss
Filed for record 13 day of June, 2003
at 11 o'clock and 22:11 Minutes A.M.,
recorded in Book 12, Page 348.

Larry D. Rademan, Recorder
Deputy

NOTES:
Lots 28, 29, 30, 31 and 32 in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
BUILDING SETBACKS from the property lines shall be as follows: FRONT: 25 feet, SIDE: 10 feet, REAR: 10 feet.
FLOOD PLAIN: The property in this subdivision is not in a flood hazard zone as indicated on the Department of Housing and Urban Development Map, Federal Insurance Administration map number 290107 0080, dated December 15, 1981.
Set 1/2" Iron Pin with cap at all property corners except where as otherwise noted.
SANITARY SEWER - City of Jefferson
WATER SUPPLY - Public Water Supply Dist. No. 1
ELECTRIC - AmerenUE
TELEPHONE - Sprint
GAS - AmerenUE
LAND USE - Lots 28, 29, 30, 31 and 32 Multi-Family Residential



I, the City Clerk of the City of Jefferson, County of Cole, State of Missouri, hereby certify that this plat was approved by the Mayor of the City of Jefferson by Ordinance No. 13937.
Approved this 7th day of May, 2003.
John Landwehr, Mayor
Phyllis Powell, City Clerk

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 13th day of April, 2003.
Duane Amos, Chairman
Chris W. Yarnell, Director

Central Missouri Professional Services, Inc.
ENGINEERING - SURVEYING - MATERIALS TESTING
2500 E. McCARTY Phone (573) 634-3455
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8998

TITLE: CHAPEL HILL COMMONS - SECTION FOUR
Part of N 1/2 & Part of S 1/2, Frac. Sec. 4, T44N, R12W

FOR: L & L Properties/Design L.L.C.

DATE: March 2003	DRN: BY C.F.B.	SCALE: 1"=60'	BOOK:
REV: April 2003	OKD: BY C.C.	SHEET: 1 OF 1	JOB NO: 00-102

SWP 445.01

L:\2003\11639\11639.dwg Apr 24, 2003 - 1:31pm CBP